This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 18-KU-18-3441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $234,000.00.

Affiant

Subscribed and sworn before me this the 13 day of September, 2018.

Notary Public
My commission expires: 7/6/20

DANA DELWORTH NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Y Johnson Davidson County
Batch# 141982 **DEEDWARR**
09/17/2018 03:38:08 PM 2 pgs
Fees: $13.00 Taxes: $865.80

20180917-0092196

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dhafer Alkhuwaiter 3441 Chandler Cove Way Antioch, TN 37013	new owner	173-16-A 108.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MELINDA YVONNE MABRY AND JOHN M. MABRY, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DHAFER ABDULLAH AL ALKHUWAITER, MARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 166 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No: 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melinda Yvonne Mabry and John M. Mabry, wife and husband, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated 09/27/2004, of record in Instrument No. 20041007-0121097, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3441 Chandler Cove Way, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

JM MM

Witness my hand this the 15th day of September, 2018.

John M. Mabry

Melinda Yvonne Mabry

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John M. Mabry and Melinda Yvonne Mabry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2018.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY